

**CITY OF EAST PROVIDENCE
STATE OF RHODE ISLAND
ZONING BOARD OF REVIEW**

A meeting of the Zoning Board of Review will be held in the Council Chambers, City Hall, 145 Taunton Avenue, East Providence, Rhode Island, on Wednesday evening, 9 July 2014, at 7:00 P.M. The following applications for Special Use Permit (s) and Variance(s) will be heard in accordance with State Law and Zoning Ordinance.

CONTINUED BUSINESS

1. MV, LLC, requests permission to modify a variance granted 29 October 2008 – Petition No. 6307 – said petition permitting introduction of a take-out restaurant on a property that is split-zoned Commercial 2 District in the front and Residential 4 District in the rear, with the limitation that the residentially zoned portion be solely used for employee parking. The present proposal is to expand the seating capacity from the approved eight-seats to forty-seats, and extinguishing the limitation of rear-yard parking to permit both customer and employee parking. The present seating increase will require 15 parking spaces, whereas only nine (9) can be provided, for property located at 521 BULLOCKS POINT AVENUE, being MAP 312 BLOCK 72 PARCEL 13, in a split-zoned COMMERCIAL 2 DISTRICT and RESIDENTIAL 4 DISTRICT. (Dimensional Variance - Petition No.

6542)

2. PINE CREST PARTNERS, LLC, requests permission to subdivide the subject lot into two (2) distinct parcels, resulting in the following dimensional deficiencies: Proposed Lot No. 1 failing to comply with the requisite lot depth, as well as excessive parking in the front-yard; and Proposed Lot No. 2 failing to comply with the requisite lot area, lot depth, lot width, as well as exceeding both the maximum building coverage and impervious lot coverage requirements. The subject property being located at 47 PINE CREST DRIVE, being MAP 513 BLOCK 2 PARCEL 1, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance - Petition No. 6546)

3A. AMRISH PATEL, requests permission to waive the eighteen-month repetitive petition rule due to a substantial change in circumstances – minor reduction in proposed building addition, relocation of trash storage area, reduction in overall off-street parking deviation, and increase in interior travel aisle width, for property located at 1015 SOUTH BROADWAY, being MAP 207 BLOCK 2 PARCEL 9.1, in a split-zoned COMMERCIAL 2 DISTRICT and RESIDENTIAL 6 DISTRICT. (Use Variance - Petition No. 6547)

3B. AMRISH PATEL, requests permission to waive the

eighteen-month repetitive petition rule due to a substantial change in circumstances – minor reduction in proposed building addition, relocation of trash storage area, reduction in overall off-street parking deviation, and increase in interior travel aisle width, for property located at 1015 SOUTH BROADWAY, being MAP 207 BLOCK 2 PARCEL 9.1, in a split-zoned COMMERCIAL 2 DISTRICT and RESIDENTIAL 6 DISTRICT. (Dimensional Variance(s) - Petition No. 6548)

4A. AMRISH PATEL, requests permission to convert a former professional office establishment to a retail (liquor sales) operation on a property split-zoned Commercial 2 District in the front and Residential 6 District in the rear, resulting in accessory customer and employee off-street parking being situated within the residentially zoned portion of the property, for property located at 1015 SOUTH BROADWAY, being MAP 207 BLOCK 2 PARCEL 9.1, in a split-zoned COMMERCIAL 2 DISTRICT and RESIDENTIAL 6 DISTRICT. (Use Variance - Petition No. 6547)

4B. AMRISH PATEL, requests permission to convert a former professional office establishment to a retail (liquor sales) operation on a property split-zoned Commercial 2 District in the front and Residential 6 District in the rear, without complying with the minimum rear-yard setback associated with the proposed retail expansion, minimum travel aisle width, parking within the front-yard setback (Ingraham Street), front-yard off-street parking landscape buffer,

provision of off-street parking and off-street loading, for property located at 1015 SOUTH BROADWAY, being MAP 207 BLOCK 2 PARCEL 9.1, in a split-zoned COMMERCIAL 2 DISTRICT and RESIDENTIAL 6 DISTRICT. (Dimensional Variance(s) - Petition No. 6548)

NEW BUSINESS

1. ROCHELLE , FRANK P., ANTHONY P. and ROBERT S. PATALANO, request permission to construct a single-family residence, without complying with the minimum front-yard and side-yard setback requirements, as well as excessive fencing height at the intersection of Pawtucket Avenue and Bridgham Street, for property located at the intersection of PAWTUCKET AVENUE and BRIDGHAM STREET, being MAP 504, BLOCK 7, MERGED PARCEL(S) 3 and 3.1, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances - Petition No. 6549)

2. JOSE and MARIA SOARES, request permission to retain an addition constructed onto a single-family residence, without complying with the minimum rear-yard setback requirement, as well as exceeding the maximum building coverage requirement, for property located at 17 VISTA DRIVE, being MAP 402 BLOCK 8 PARCEL 15, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances - Petition No. 6550)

3. CITY OF EAST PROVIDENCE and WARREN AVENUE REALTY CORP., request permission to convert the prior public library on Dover Avenue to a professional 'home healthcare' office operation, otherwise deemed a prohibited land use, for property located at 260 DOVER AVENUE, being MAP 408 BLOCK 2 PARCEL 2, in a RESIDENTIAL 3 DISTRICT. (Use Variance - Petition No. 6551)

**EDWARD PIMENTEL, AICP
ZONING OFFICER / CLERK**

“INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED MUST CALL 435-7500 OR 431-1633 (V/TDD), FORTY-EIGHT (48) HOURS IN ADVANCE OF THE MEETING DATE.”